

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, March 19, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas



## **CITY PLAN COMMISSION**

### **MARCH AGENDA**

**Wednesday, March 25, 2015**

**1:30 PM**

**1000 Throckmorton St.**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit**

<http://fortworthtexas.gov/boards/planninganddevelopment/>

#### **Commissioners:**

Charles Rand, Chair CD 1

Jennifer Trevino, CD 2

Sloan Harris, CD 3

Mark Brast, CD 4

Robert Horton, CD 5

Stephanie Spann, CD 6

Jim Wietholter, CD 7

Don Boren, Vice Chair CD 8

Mike Brennan, CD 9

Bob Kelly, Alternate

#### **I. WORK SESSION:**

**12:00 PM**

**Pre-Council Chamber**

A. Correspondence & Comments

Staff & Chair

B. Lunch

C. Review of Cases on Today's Agenda

Staff

D. Briefing on MTP Update

Staff

E. Briefing on Roundabouts

Staff

#### **II. PUBLIC HEARING:**

**1:30 PM**

**Council Chamber**

A. Approval of Previous Month's Minutes

B. Approval of Previously Recorded Final Plats

C. Continued Cases (2)

**1. PP-15-003    Chisholm Trail Ranch:    210 Single-Family Detached Lots and 12 Private Open Space Lots. Council District 6.**

- a. Being approximately 50 acres in the Juan Jose Albirado Survey, Abstract No. 4 and the R.J. Ware Survey, Abstract No. 2008, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of McPherson Boulevard, west of Willow Branch Way, north of Rancho Diego Lane, and east of Summer Creek Drive.
- c. Applicant: Walton Development & Management for WM CTR Sub, LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of a waiver to allow two local streets to intersect an arterial within a distance of 470 feet rather than the 600-foot minimum allowed, a waiver to allow one block that is 2,000 feet in length and exceeds the maximum 1,320 feet allowed, and a waiver of the required street stub out to the adjacent unplatted tract.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waivers.

**2. PP-15-004    Chisholm Trail Ranch:    386 Single-Family Detached Lots and 13 Private Open Space Lots. Council District 6.**

- a. Being approximately 104.62 acres in the Juan Jose Albirado Survey, Abstract No. 4 and the R.J. Ware Survey, Abstract No. 2008, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Chisholm Trail Parkway, north of McPherson Boulevard, east of Old Granbury Road, and south of the extension of existing Risinger Road.
- c. Applicant: Walton Development & Management for WM CTR Sub, LP.
- d. Applicant requests: Approval of the preliminary plat and approval of waivers to allow two local streets to intersect an arterial in two locations within a distance of 489 feet and 526 feet rather than the 600-foot minimum allowed.
- e. DRC Recommends: Approval of the preliminary plat and approval of the requested waivers.

D. Consent Agenda (2)

**3. PP-14-047     Heritage Glen Office Park: 18 Commercial Lots. Council District 4.**

- a. Being approximately 24.11 acres in the Samuel P. Williams Survey, Abstract Number 1690, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North and east of Heritage Glen Drive, west of Beach Street, and south of Heritage Trace Parkway.
- c. Applicant: Castle Development Group.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

**4. PP-14-059     Remington Falls: 81 Single-Family Detached Lots, 1 Commercial Lot, and 3 Private Open Space Lots. Council District 7.**

- a. Being approximately 37.391 acres in the Jesse Billingsley Survey, Abstract No. 70 and the L. Hansbrough Survey, Abstract No. 747, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Southeast corner of the intersection of Alta Vista Road and Golden Triangle Boulevard.
- c. Applicant: Sutton Field Investments LLC.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

E. New Cases (12)

**5. FS-15-028      Lots 18R-1 and 18R-2, Block 3, Linwood Addition.      Council District 9.**

- a. Being a replat of Lot 18, Block 3, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-1B, Page 181, PRTCT.
- b. Location: 222 Wimberly Street.
- c. Applicant: Village Homes, LP.
- d. Applicant Requests: Approval of the increase in lot yield and approval of a waiver of the required rear entry access from a side or rear alley or from a common shared access easement between the dwelling units.
- e. DRC Recommends: Approval of the increase in lot yield and denial of the requested waiver.

**6. PA-15-001      Block 1, Eastcrest Addition.      Council District 5.**

- a. Being an abandonment of the plat for Block 1, Eastcrest Addition, as recorded in Volume 388-66, Page 14, PRTCT.
- b. General Location: North of Berry Street and west of Village Creek Road.
- c. Applicant: Greater Mount Tabor Christian Center.
- d. Applicant Requests: Approval of the plat abandonment.
- e. DRC Recommends: Approval of the plat abandonment.

**7. VA-15-001      Vacation of a Portion of an Alley in E. F. Seidells Subdivision of Block 12, Fields Welch Addition.      Council District 9.**

- a. Being a portion of an alley, between West Rosedale Street and Oleander Street, as recorded in Volume 388-47, Pages 149-150 PRTCT.
- b. General Location: South of West Rosedale Street, west of Fairmount Avenue, north of Oleander Street, and east of 7<sup>th</sup> Avenue.
- c. Applicant: Oleander Investments, LLC.
- d. Applicant Requests: Approval of a recommendation to the City Council for the vacation of a portion of an alley in E.F. Seidells Subdivision.
- e. DRC Recommends: Approval of the recommendation to the City Council.

**8. VA-15-002 Vacation of a Portion of an Alley in J. N. Brookers Subdivision of Block 11, Fields Welch Addition. Council District 9.**

- a. Being a portion of an alley, between West Rosedale Street and Oleander Street, as recorded in Volume 204, Page 38 PRTCT.
- b. Location: South of West Rosedale Street, west of 7<sup>th</sup> Avenue, east of Hurley Avenue, and north of Oleander Street.
- c. Applicant: Oleander Investments, LLC.
- d. Applicant Requests: Approval of a recommendation to the City Council for the vacation of a portion of an alley in J.N. Brookers Subdivision.
- e. DRC Recommends: Approval of the recommendation to the City Council.

**9. VA-15-003 Vacation of a Portion of Fairmount Avenue. Council District 9.**

- a. Being a ten-foot strip of Fairmount Avenue, dedicated along Lot 13R, Block 1, E.F. Seidells Subdivision, of Block 12, Fields Welch Addition, as recorded in D214023218 PRTCT.
- b. General Location: South of West Rosedale Street, west of Fairmount Avenue, east of 7<sup>th</sup> Avenue, and north of Oleander Street.
- c. Applicant: Oleander Investments, LLC.
- d. Applicant Requests: Approval of a recommendation to the City Council to for the vacation of a portion of Fairmount Avenue.
- e. DRC Recommends: Approval of the recommendation to the City Council.

**10. VA-15-004 Vacation of a Public Access Easement (Lowriemore Lane) in Mason Heights Addition, Lot 1, Block 1 and The Shoppes of Renaissance Square, Lot 14R, Block 1. Council District 8.**

- a. Being a public access easement, within Lot 1, Block 1, Mason Heights Addition and Lot 14R, Block 1, The Shoppes at Renaissance Square, as recorded in D212201535 DRTCT.
- b. General Location: South of Renaissance Square, east of Mitchell Boulevard, and north of Moresby Street.
- c. Applicant: Renaissance Square, LLC.
- d. Applicant Requests: Approval of a recommendation to the City Council for the vacation of a public access easement.
- e. DRC Recommends: Approval of the recommendation to the City Council.

**11. VA-15-005    Vacation of Portions of Westridge Avenue, 19<sup>th</sup> Street, 28<sup>th</sup> Street, Ridglea Lane, and an Alley.    Council District 8.**

- a. Being a portion of several rights-of-way, along Ridgeway Manor No. 2, as recorded in Volume 388-G, Page 127 PRTCT and Chamberlin Arlington Heights, as recorded in Volume 63A, Page 40 PRTCT.
- b. General Location: East of Westridge Avenue, west of Bryant Irvin Road, and north of Ridgeway Street.
- c. Applicant: Chesapeake Land Development Co., LLC.
- d. Applicant Requests: Approval of a recommendation to the City Council for the vacation of portions of Westridge Avenue, 19<sup>th</sup> Street, Ridglea Lane, and an alley.
- e. DRC Recommends: Approval of the recommendation to the City Council.

**12. CP-13-001    Chisholm Trail Ranch (Revision):    **245 Acres Single-Family Residential, 128 Acres Multi-Family Residential, 174 Acres Commercial, 14 Acres Private Open Space, 12 Acres School, 10 Acres Gas Wells, and 7 Acres Proposed Park.**    Council District 6.**

- a. Being approximately 590 acres in the Juan Jose Albirado Survey, Abstract No. 4; the John Korticky Survey, Abstract No. 914; and the R.J. Ware Survey, Abstract No. 2008, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of West Risinger Road, west of South Hulen Street, north of Stewart Feltz and Sunflower Ridge, and east of Old Granbury Road.
- c. Applicant: Walton Development & Management for WM CTR Sub, LP.
- d. Applicant Requests: Approval of the revised concept plan.
- e. DRC Recommends: Approval of the revised concept plan.

**13. PP-11-036    Ridgeview Farms (Revision):    453 Single-Family Detached Lots, 9 Commercial Lots, 4 Private Open Space Lots, and 1 Proposed Public Park Lot. Council District 2.**

- a. Being approximately 138.89 acres in the Josiah Walker Survey, Abstract No. 1600, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of East Harmon Road, east of Blue Mound Road, south of the Williamson-Dickie Manufacturing Company, and west of US 81 / US 287.
- c. Applicant: 287/156 Partners, L.P. and Harmon Road/287 Partners, L.P.
- d. Applicant Requests: Approval the preliminary plat revision and approval of a waiver to allow one block to exceed the maximum block length allowed by the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat revision and approval of the requested waiver.

**14. PP-14-020    Lasater Ranch (Revision):    324 Single-Family Detached Lots, 3 Commercial Lot, and 9 Private Open Space Lots. Council District 2.**

- a. Being approximately 100 acres in the J. Walker Survey, Abstract No. 1602, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Basswood Blvd, east of FM 156 / Blue Mound Road, south of the Villages of Chisolm Ridge Addition, and west of Fossil Creek.
- c. Applicant: Lackland Holdings and Retasal 1, LP.
- d. Applicant Requests: Approval of the preliminary plat revision and approval of a waiver of the requirement that the applicant provide written consent of the adjacent property owner in order to relocate the street extension to the perimeter boundary.
- e. DRC Recommends: Approval of the preliminary plat revision and approval of the requested waiver.

**15. PP-14-029    Champions Circle (Revision):   32 Commercial Lots, 11 Mixed Use Lots, and 1 Private Open Space Lot. Council District 7.**

- a. Being approximately 255 acres in the P.K. Matthews Survey, Abstract No. 865; the A.M. Feltus Survey, Abstract No. 1464; the Rufus Daniel Survey, Abstract No. 362; the Jesse Daniel Survey, Abstract No. 349; and the George W. Shamblin Survey, Abstract No. 1191, City of Fort Worth, Denton County, Texas.
- b. General Location: Southwest corner of the intersection of SH 114 and IH 35W (North Freeway).
- c. Applicant: Roanoke 35/114 Partners, L.P.
- d. Applicant Requests: Approval of the preliminary plat revision and approval of a waiver to allow an industrially zoned site to be served by two streets with 66 feet of right-of-way with 8-foot sidewalks on both sides of the street rather than the 100 feet of right-of-way required.
- e. DRC Recommends: Approval of the preliminary plat revision and approval of the requested waiver.

**16. PP-14-058    River Park:   54 Single-Family Detached Lots, 8 Private Open Space Lots, and 4 Private Street Lots. Council District 3.**

- a. Being approximately 6.55 acres in the E. Wilburn Survey, Abstract No. 1635, City of Fort Worth, Tarrant County, Texas.
- b. General Location: Northwest corner of the intersection of Bryant Irvin Road and River Park Drive.
- c. Applicant: R/P / LPC II LTD.
- d. Applicant Requests: Approval of the preliminary plat and approval of the following waivers:
  - To allow the subdivision to be served by a 24-foot roadway (back of curb to back of curb) with a 1-foot parkway on each side within a 26-foot right-of-way rather than a limited local street requiring a minimum 24-foot roadway (face of curb to face of curb) with an 8-foot parkway on each side within a 40-foot right-of-way,
  - To the required paving flare-out (28 feet by 40 feet long) at the midblock location for limited local streets,
  - To the required one curb length of not less than 20 feet in length for every two dwelling units on a limited local street for overflow parking,
  - To allow 55 off-street parking spaces (in addition to garage spaces) rather than the minimum 108 off-street spaces required on a limited local street for overflow parking,
  - To the required rear entry access from a side or rear alley or from a common shared access easement between the dwelling units for residential lots less than 50 feet in width,



- To allow streets with no sidewalks on either side of the roadway,
- To the requirement for a secondary entrance (ingress and egress for residents and guests) to a subdivision containing more than 30 one-family dwelling units,
- To allow a security gate that does not comply with minimum gating standards (stacking and turnaround), and
- To not provide the additional right-of-way dedication for River Park Drive, an arterial street.

e. DRC Recommends: Denial of the preliminary plat.

#### F. Other Matters of Business (1)

##### **17. PP-13-001      Westport 280 Addition: 10 Industrial Lots.    Council District 2.**

- Being approximately 282.32 acres in the Overton Survey, Abstract 0972A and the Overton, Greenberry Survey, Abstract 1185, City of Fort Worth, Tarrant and Denton Counties, Texas.
- General Location: Northeast corner of the intersection of Intermodal Parkway and FM 156.
- Applicant: AIL Investments, LP.
- Applicant Requests: Approval of an extension of the preliminary plat expiration to February 27, 2016.
- DRC Recommends: Approval of the requested extension.

**Adjournment:** \_\_\_\_\_

#### **ACCESSIBILITY STATEMENT**

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

#### **DECLARACIÓN DE ACCESIBILIDAD**

Fort Worth Council Chamberes es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

#### **EXECUTIVE SESSION**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.